



# County of San Diego

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## MITIGATED NEGATIVE DECLARATION

Project Name: Imperial Beach Branch Library Project

Project Number(s): 1014143

**This Document is Considered Draft Until it is Adopted by the Appropriate  
County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
- b. Environmental Analysis Form and attached extended studies for historical resources, parking and traffic study and hazardous materials

1. **California Environmental Quality Act Mitigated Negative Declaration Findings:**

Find that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration), that there is no substantial evidence that the project as revised will have a significant effect on the environment.

## 2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

**M-AIR-1:** Prior to commencement of demolition activities, all residences located within 1,000 feet of the project site shall be notified of the anticipated demolition schedule and daily hours of demolition activities.

**M-BIO-1:** Trees, shrubs, and the bare ground in and surrounding the project area may provide nesting habitat for raptors and migratory birds protected under the Migratory Bird Treaty Act (MTBA). If project construction (including demolition) cannot be conducted outside of the nesting season (typically February 1 to August 30), then preconstruction surveys for nesting raptors and migratory birds shall be conducted by a qualified biologist 30 days in advance of any earth disturbing activities, and continued weekly with a final survey no more than 3 days prior to the start of construction activities, including vegetation clearing. The qualified biologist shall survey the construction zone and a 500-foot radius surrounding the proposed construction zone in suitable habitat to determine whether the proposed demolition/construction has the potential to disturb or otherwise harm nesting birds.

**M-BIO-2:** If an active raptor nest is located within a 500-foot radius around the proposed construction zone, including demolition and staging areas, or if an active migratory bird nest is located within a 300-foot radius and construction must take place during the breeding season, a buffer zone (300-feet for non-raptors, 500-feet for raptors) shall be established by a qualified biologist and confirmed by the appropriate resource agency. A qualified wildlife biologist shall monitor the nest to determine when the young have fledged and submit monthly monitoring reports to the County Department of General Services throughout the nesting season on the status of the nest. The biological monitor shall have the authority to cease construction if there is any sign of distress to the raptor or migratory bird. Reference to this requirement and the MBTA shall be included in the construction specifications.

**M-GE-1:** The County shall prepare an erosion control plan for the project site. The erosion control plan shall provide site-specific best management practices (BMPs) to reduce erosion both during demolition and construction activities, including but not limited to sediment control, wind erosion control, and stormwater management.

**M-HZ-1:** Prior to demolition, when the building is vacant, the County's Department of Environmental Health (DEH) shall conduct a follow-up inspection to explore inaccessible areas (during the asbestos/lead survey conducted in December 2013) such as wall cavities and ceiling spaces; and collect core samples of the roof.

**M-HZ-2:** The County shall notify California Department of Industrial Regulations Division of Occupational Safety and Health (Cal/OSHA) prior to the commencement of disturbing asbestos containing material (ACM) and asbestos-containing construction material (ACCM). Since the amount of friable ACM is greater than 160 square feet, a minimum 10 working day notification shall also be provided to the Air Pollution Control District (APCD).

**M-HZ-3:** Prior to demolition, ACM and ACCM shall be removed by a licensed contractor with an asbestos certification that is registered with Cal/OSHA. The licensed asbestos abatement contractor shall perform all disturbance and/or removal of ACM or ACCM, in accordance with all California Department of Industrial Regulations Division of Occupational Safety and Health (Cal/OSHA) requirements.

**M-HZ-4:** The contractor shall submit an Asbestos Workplan indicating the proposed work practices and controls they will use to remove the asbestos materials. The plan shall also include the asbestos disposal plan. Prior to the commencement of work, the County shall review and approve the Asbestos Work Plan.

**M-HZ-5:** The contractor and contractor's employees shall take appropriate precautions (e.g. training, personal protective equipment, exposure monitoring, etc.) to protect the workers from hazards. For paint-disturbing activities on lower-lead-concentration components, general precautions shall be taken to minimize the release of chips, dust, and debris to the ground surface, vegetation, and inside the buildings.

**M-HZ-6:** The lead based paint (LBP) contractor shall submit a lead work plan indicating the proposed demolition methods and measures they will use to address the lead-containing components. The contractor shall have, at a minimum, completed and satisfied the Cal/OSHA lead training requirements. The contractor is responsible for complying with all Cal/OSHA requirements for lead in construction standards, and California Environmental Protection Agency requirements regarding waste disposal. Prior to commencement of the project, the County shall review and approve the lead work plan.

**M-HZ-7:** If the project will disturb 100 square feet or more of lead-containing material, the County shall notify Cal/OSHA.

**M-HZ-8:** Disposal and recycling issues regarding the identified ACMs and lead containing building materials will need to be addressed based on the final destination of the material. OHP and the contractor need to decide on a disposal/recycling plan for the ACMs and lead materials based on the best available environmental and cost-effective disposal option. The contractor's approach shall be consistent with the County's Construction and Recycling Ordinance, all Cal/OSHA requirements, and California Environmental Protection Agency (Cal/EPA) requirements regarding solid waste and hazardous solid waste disposal.

**M-HZ-9:** If suspect ACM or LBP building materials not addressed in the pre-demolition survey are identified during the course of the demolition activities, all work must cease. In addition, the contractor shall contact OHP in order that the suspect materials can be identified prior to proceeding with project activities.

**M-HZ-10:** The contractor shall comply with the General, Asbestos, Lead and Other Considerations of the asbestos/lead pre-demolition survey prepared for the proposed project.

**M-NOI-1:** Prior to grading permit issuance, the applicant shall ensure that:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.
- Construction noise reduction methods such as shutting off idling equipment, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible. Unattended construction vehicles shall not idle for more than 5 minutes when located within 200 feet from residential properties.
- Noise attenuation measures, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources, are implemented where feasible.
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive noise receivers where feasible.
- During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors.
- The project shall be in compliance with the County's Municipal Code such that construction and grading activities are limited to the hours of 7:00 a.m. to 7:00 p.m.
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners and residents to contact the job superintendent if necessary. In the event the City receives a complaint, appropriate corrective actions shall be implemented.
- Two weeks prior to the commencement of construction, notification must be provided to surrounding land uses within 500 feet of the project site disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period. This notification shall give a contact phone number for any questions or complaints. All complaints shall be responded to in a method deemed satisfactory by the City of Imperial Beach.

**M-TR-1:** A traffic control plan shall be prepared to notify emergency personnel of possible delays in the project area during demolition activities.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

**PDF 1:** During construction, the County or its designee shall take steps necessary to ensure that temporary, construction-related security lighting is arranged in such a manner that direct rays will not shine on or produce glare for adjacent street traffic and residential uses.

**PDF 2:** During the preparation of final site design plans, the County or its designee shall ensure that (1) all light fixtures are shielded away from sensitive viewers so that no light spill leaves the site; (2) motion sensor/detector lights are used whenever feasible to reduce the amount of constant light, especially during the late evening/early morning hours; and (3) lighting fixtures provide illumination appropriate for the level of activity.

**ADOPTION STATEMENT:** This Mitigated Negative Declaration was adopted and the above California Environmental Quality Act findings made by the County Board of Supervisors on June 17, 2014:



April F. Heinze, Director

# **Imperial Beach Branch Library Project Draft Mitigated Negative Declaration**

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## **1.0 INTRODUCTION**

### **1.1 Introduction**

The Imperial Beach Branch Library was constructed in 1967 in the City of Imperial Beach (the City), and is owned by the County of San Diego (the County). Due to the age, size, and condition of the library, the County has determined that a new facility is needed to expand library services in the City. The Imperial Beach Branch Library Project (the project) would consist of the demolition and reconstruction of the existing library facility.

### **1.2 CEQA Compliance**

The County is the lead agency pursuant to the California Environmental Quality Act (CEQA), and is responsible for analyzing and approving the CEQA document for the proposed project. When conducting a project in the City, the County is generally exempt from the City's regulations, including the City's zoning and building codes, General Plan, and other ordinances (per Government Code 53090 and following California Attorney General opinions). However, the proposed project, as conceptually planned, will comply with City regulations.

The County has determined that a mitigated negative declaration (MND) is the appropriate environmental document to be prepared in compliance with CEQA. This finding is based on the CEQA Initial Study – Environmental Checklist Form (Chapter 4.0 of this MND). As provided for by CEQA Section 21064.5, an MND may be prepared for a project subject to CEQA when the project will not result in significant environmental impacts that cannot be mitigated to a level below significance (California Public Resources Code, Section 21000 et seq.).

This draft MND has been prepared by the County, in conformance with Section 15070, subsection (a), of the state CEQA Guidelines (14 CCR 15000 et seq.). The purpose of the MND and the Initial Study is to determine the potential significant impacts associated with the demolition and redevelopment of the Imperial Beach Branch Library, and incorporate mitigation measures into the project design as necessary to reduce or eliminate the significant or potentially significant effects of the project.

### **1.3 Other Agencies That May Use the MND and Initial Study**

This MND is intended to be used by responsible and trustee agencies that may have review authority over the project. The County is the lead agency for this project and would obtain all permits as required by the law. The project is located within the Coastal Zone and requires a Coastal Development Permit from the City of Imperial Beach.

# **Imperial Beach Branch Library Project Draft Mitigated Negative Declaration**

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## **1.4 Content and Format of the MND**

This MND includes the following:

**Chapter 1.0 Introduction:** Provides an introduction to the MND.

**Chapter 2.0 Project Description:** Provides a detailed description of the proposed project evaluated in this MND. This chapter also includes project location, project characteristics, and general construction information.

**Chapter 3.0 Findings:** Provides findings that the project will not have a significant effect on the environment and the rationale supporting this finding.

**Chapter 4.0 CEQA Initial Study – Environmental Checklist:** Provides an analysis of the environmental issues and concerns surrounding the project.

**Chapter 5.0 Mitigation Monitoring and Reporting Program:** Provides a list of mitigation measures and responsibility assignments for all mitigation measures. This section also describes timing considerations for each mitigation measure.

**Chapter 6.0 Report Preparers:** Provides a list of report preparation personnel.

## **1.5 Public Review Process**

In accordance with CEQA, a good-faith effort has been made during the preparation of this MND to contact affected agencies, organizations, and persons who may have an interest in this project.

In reviewing the MND and Initial Study, affected public agencies and the interested public should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects on the project area are proposed to be avoided or mitigated.

Comments may be made on the MND in writing before the end of the comment period. Following the close of the public comment period, the County will consider this MND and comments thereto in determining whether to approve the proposed project.

## **Imperial Beach Branch Library Project Draft Mitigated Negative Declaration**

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Written comments on the MND should be sent to the following address by 5:00 p.m., May 26, 2014:

Marc Cass, Project Manager  
County of San Diego  
Department of General Services  
5560 Overland Avenue, Suite 410  
Mailstop 0-368  
San Diego, California 92123  
Phone: 858.694.2047  
Fax: 858.694.2369

The County Board of Supervisors is responsible for approval and certification of this CEQA document. Date and time information on the Board of Supervisors meeting where this document will be considered can be determined by contacting Marc Cass.



# **Imperial Beach Branch Library Project Draft Mitigated Negative Declaration**

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## **2.0 PROJECT DESCRIPTION**

### **2.1 Project Location**

The proposed Imperial Beach Branch Library Project (project) site largely consist of a single parcel (Assessor's Parcel Number (APN) 626-400-54-00), but would connect with a community center (APN 760-107-25-00) located in the City of Imperial Beach (the City) in southern San Diego County, California (Figure 2-1, Regional Map). Regional access is provided to the project site via Interstate 5 (I-5), and the site is located at 810 Imperial Beach Boulevard, Imperial Beach, California 91932 (Figure 2-2, Vicinity Map). Surrounding land uses consist of a Community Center and park (Veterans Park) to the north; a church (St. James Lutheran Church) to the east; the City of Imperial Beach's Civic Center to the south; and single family residential uses to the west.

### **2.2 Existing Setting**

The Imperial Beach Branch Library currently consists of an existing 5,000-square-foot building. The building is a one story structure that was constructed in 1967, on the corner of Imperial Beach Boulevard and 8<sup>th</sup> Street (Figure 2-3, Aerial Photo). The library parking lot is located directly north of the building and currently accommodates 10 parking spaces and 1 handicap parking space. On street parking is provided to the public along 8<sup>th</sup> Street. Approximately 15 on-street parallel parking spaces are provided on the west side of 8<sup>th</sup> Street and 3 parallel parking spaces are provided immediately adjacent to the library on the east side. An additional 30 angled parking spaces are provided on the east side of 8<sup>th</sup> Street fronting Veterans Park. The minimum number of parking spaces required for the existing library is 16 spaces. The existing 2,000-square-foot Marina Vista Center is located behind the library, across the parking lot.

### **2.3 Project Description**

The project proposes to demolish the existing 5,000-square-foot library and replace it with a larger approximately 12,000 square foot library facility (Figure 2-4 Conceptual Site Plan). The future library will provide separate areas for children, family, teens, adults, staff, book store, and a great room (Figure 2-5 Conceptual Floor Plan). The additional building area would result in the library expanding into the existing parking lot. In addition, the project proposes to renovate or rebuild the existing 2,000-square-foot community room (the Marina Vista Center) located north of the existing parking lot. The new library building would be connected to the renovated community room via a new entry way (Figure 2-4, Conceptual Site Plan); the total building area for the proposed library and the renovated community room would amount to 14,000 square feet.

## **Imperial Beach Branch Library Project Draft Mitigated Negative Declaration**

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The proposed architectural features of the new library facility would include a lifeguard tower façade consisting of a standing seam metal roof, metal wall panels with a reflective coating. In addition, the following building features are proposed: a wave roof [incorporates standing seam metal roof and clerestory windows (above eye level windows to bring in outside light and fresh air into the proposed inner space of the building)], a wetland roof (which shades the clerestory), Brazilian hardwood siding, a poet's patio, children's splash patio, surfboard sidewalk, and a bookdrop window display (Figure 2-6 Conceptual Design). The highest point of the structure would be 31'-6". The following architectural and landscape elements are LEED certified silver: the cool roof (standing steam metal roof with a reflective coating), the green roof (water filtration system along the edge of the roof), photovoltaic glazing windows, and xeriscape landscaping.

The proposed library expansion from 5,000 square feet to 12,000 square feet would require an increase of parking spaces from 16 spaces to 38 parking spaces. To accommodate the parking needs of the project, a shared parking agreement with Saint James Lutheran Church would be obtained that would allow at least 21 parking spots to be reserved for the library. The remaining demand of 17 parking spaces will utilize the on-street parking spaces along 8<sup>th</sup> Street. The County plans to increase the number of parking spaces along the east side of 8<sup>th</sup> Street from 33 to 50 spaces, resulting in an additional 17 on-street parking spaces (refer to Figure 2-4).

It has been determined that the existing facility was constructed with building materials that contain asbestos and lead-based paint. The proposed project involves the abatement of lead-based paint and asbestos-containing building materials prior to the demolition of the existing library facility. The project would include removing all structures on the project site. Demolition materials would be hauled off site and transported to the Sycamore Landfill and/or the closest landfill that accepts hazardous materials.

### **2.4 Project Construction**

Demolition is anticipated to commence in the spring of 2015 and construction would last approximately a year, with the opening expected in the summer of 2016. Prior to the commencement of demolition activities, all asbestos and lead-based paint materials will be remediated according to the requirements identified by the San Diego County's (County's) Department of Environmental Health.

Construction staging would occur either on 8<sup>th</sup> Street or onsite immediately to the east of the existing parking lot and library. Equipment may also be parked within the existing parking lot. Access to the construction and staging areas would be provided from Imperial Beach Boulevard.

## **Imperial Beach Branch Library Project Draft Mitigated Negative Declaration**

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### **2.5 Standard Project Design Features**

The County, through codes, standards, and standard design and construction practices, has incorporated numerous design and construction features into the project that help reduce the potential for environmental effects. Demolition and construction would be performed by qualified contractors, and contract documents, plans, and specifications would incorporate stipulations regarding standard County requirements and acceptable practices for erosion control, traffic control, public safety, and noise generation, among others. In addition, the following project design features have been incorporated into the project:

**PDF 1:** During construction, the County or its designee would take steps necessary to ensure that temporary, construction-related security lighting is arranged in such a manner that direct rays would not shine on or produce glare for adjacent street traffic and residential uses.

**PDF 2:** During the preparation of final site design plans, the County or its designee would ensure that (1) all light fixtures are shielded away from sensitive viewers so that no light spill leaves the site; (2) motion sensor/detector lights are used whenever feasible to reduce the amount of constant light, especially during the late evening/early morning hours; and (3) lighting fixtures provide illumination appropriate for the level of activity.

### **2.6 Discretionary Actions**

The following discretionary actions are required for the proposed project:

- Approval of the MND by the San Diego County Board of Supervisors
- Approval of the Mitigation Monitoring and Reporting Program (MMRP) by the County.

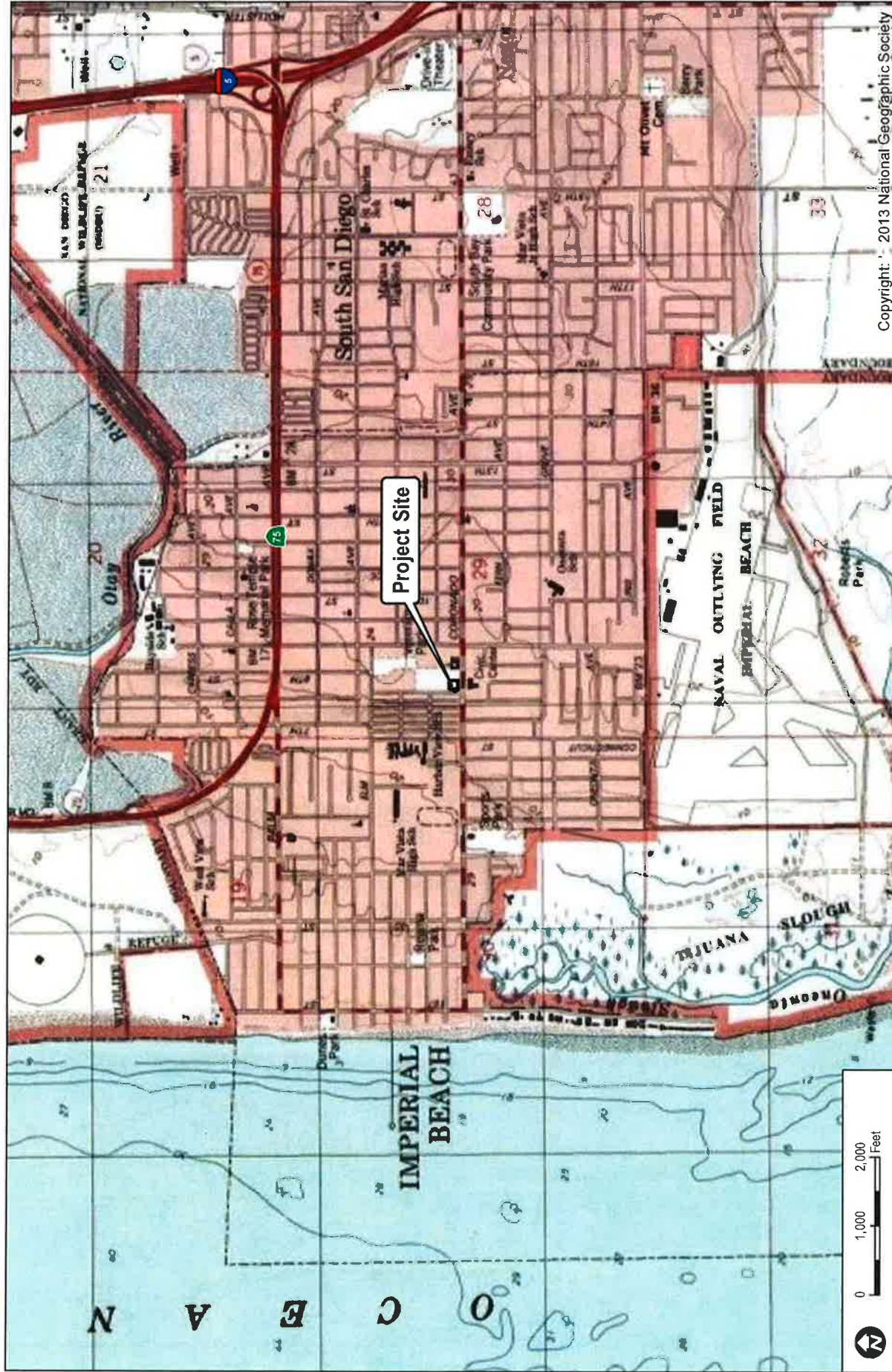
#### **Other Agency Approvals**

Coastal Development Permit from the City of Imperial Beach.

Right-of-Way Permit: Encroachment Permit from City of Imperial Beach







SOURCE: USGS 7.5-Minute Series La Jolla Quadrangle.

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Imperial Beach Branch Library Project

FIGURE 2-2

Vicinity Map

Copyright © 2013 National Geographic Society





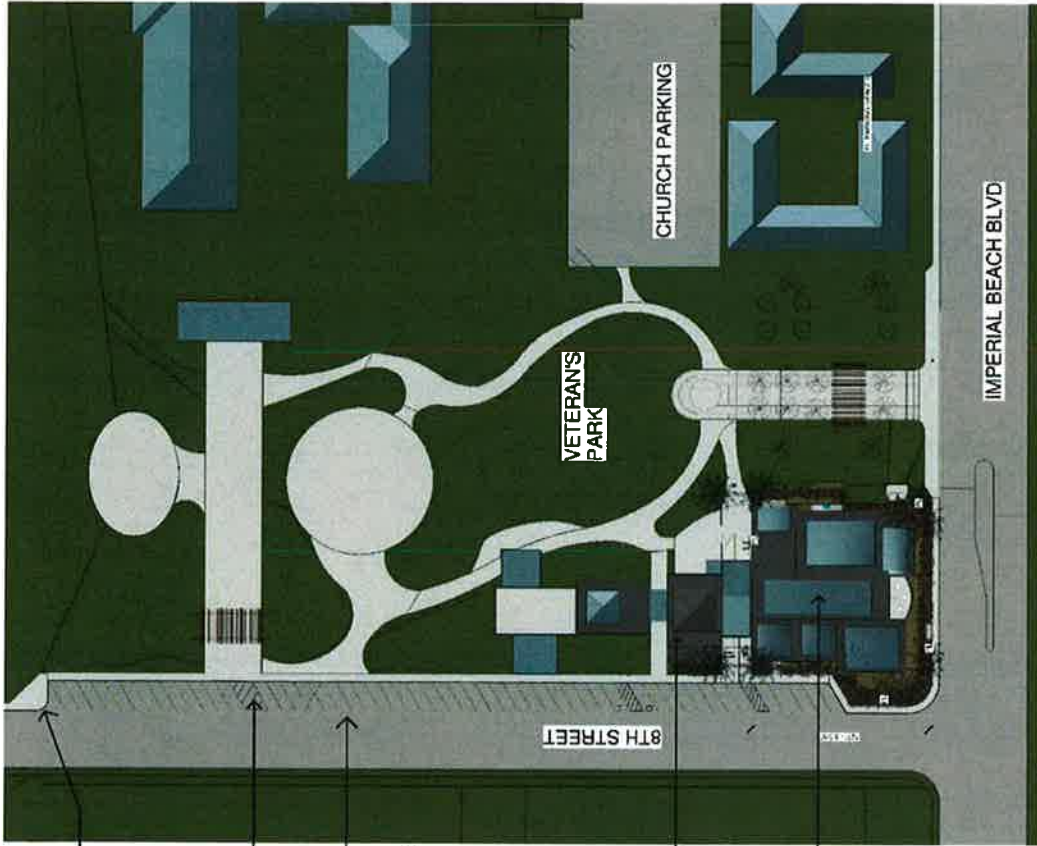
**FIGURE 2-3**  
**Aerial Photo**

SOURCE: BING 2013

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Imperial Beach Branch Library Project



# **BUILDING DATA**

NET LOT AREA: 16362 SF  
 COUNTY OF SAN DIEGO 170590 SF  
 CITY OF IMPERIAL BEACH 186952 SF  
 TOTAL LOT AREA 186952 SF

BUILDING SQUARE FOOTAGE: 12,000 SF  
 LIBRARY BUILDING: 2500 SF  
 COMMUNITY ROOM RENOVATION: 14,500 SF  
 TOTAL BUILDING AREA 14,500 SF

COMM. CENTER KIT:

PARKING REQUIREMENT : 38 PARKING SPACES  
 2 VAN ACCESSIBLE  
 PARKING SPACES

PARKING PROVIDE 38 PARKING SPACES  
 2 VAN ACCESSIBLE  
 PARKING SPACES  
 1 LOADING SPACES

8TH STREET  
 (EXISTING 34 SPACES, PROPOSED 17 SPACES, TOTAL 51 PARKING SPACES)  
 16 STANDARD SPACES,  
 1 VAN ACCESSIBLE SPACE  
 1 LOADING SPACE

PARKING LOT (PROPOSED 21 SPACES)  
 20 STANDARD SPACES  
 1 VAN ACCESSIBLE SPACE

SQUARE FOOTAGE PERCENTAGES  
 BUILDING : 9.5%  
 LANDSCAPING: 62.5%  
 PAVING: 28%

DEMO EXISTING CURB, INSTALL NEW CURB AND PAVING

PARKING ACCESS AND ROLLED CURB

ADD 17 PARKING STALLS ON EAST 8TH BY RESTRIPEING STALLS TO 8'-6" X 18'-0" 60 DEGREE SPACES AND REMOVING CONCRETE TAB AT ENTRY SIDEWALK AND EXTENDING DIAGONAL PARKING SOUTH.

EXISTING COMMUNITY ROOM CONNECTED TO LIBRARY

PROPOSED 12,000 SF IMPERIAL BEACH BRANCH LIBRARY



SOURCE: County of San Diego 2014

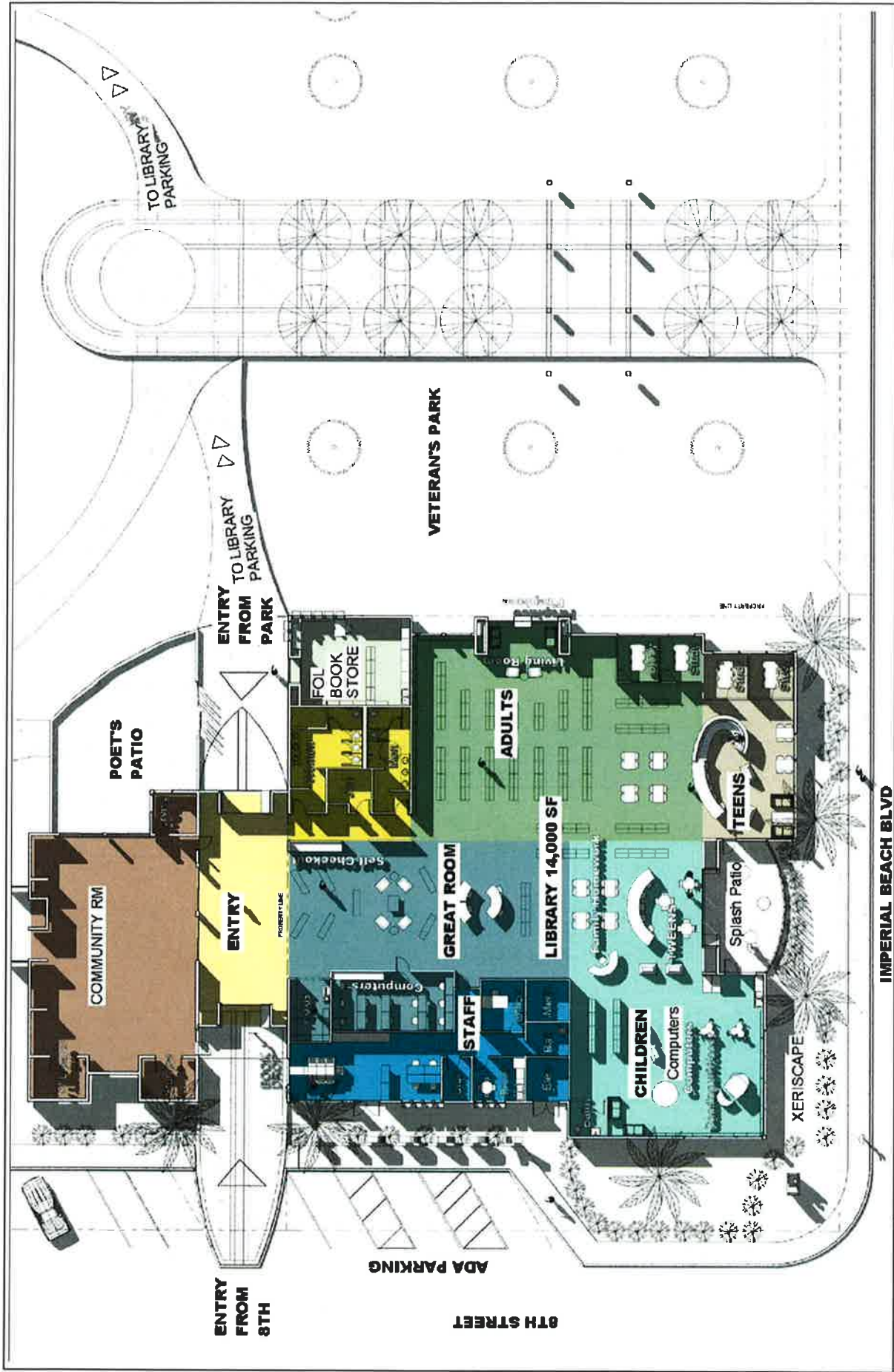
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Imperial Beach Branch Library Project

**FIGURE 2-4**  
**Conceptual Site Plan**





SOURCE: County of San Diego 2014

FIGURE 2-5

## Conceptual Floor Plan

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Imperial Beach Branch Library Project





## **BUILDING FEATURES**

**WAVE ROOF**  
 -UNDULATING STANDING SEAM METAL ROOF  
 -CLERESTORY WINDOWS

**WETLAND ROOF** - SHADES CLERESTORY

**WOODY SIDING** -BRAZILIAN HARDWOOD SIDING  
 RENEWABLE,DURABLE,LOW MAINTNANCE

**LIFEGUARD TOWER ENTRANCE**  
 STANDING SEAM METAL ROOF  
 METAL WALL PANELS W/ REFLECTIVE COATING

**POET'S PATIO**

**CHILDREN'S SPLASH PATIO**

**SURF BOARD SIDEWALK**

**BOOKDROP WINDOW DISPLAY**

## **VIEW FROM 8TH STREET -ENTRY**

### **LEED CERTIFIED "SILVER"**

**COOL ROOF**

STANDING SEAM METAL ROOF W/ REFLECTIVE COATING

**GREEN ROOF**

EDGE OF ROOF WATER FILTER SYSTEM

**RECYCLED/RENEWABLE MATERIAL**

CARPETS ,BRAZILIAN HARDWOOD

**DAY LIGHTING**

CLERESTORY -PHOTOVOLTAC GLAZING AT WINDOWS

**WATER EFFICIENCY**

LOW FLOW FIXTURES,XERISCAPE LANDSCAPING

**BUILDING COMMISSIONING**

MONITORING OF WATER USAGE,MECHANICAL & ELECTRICAL

**INDOOR AIR QUALITY**

MATERIAL W/ LOW VOCs.



## **VIEW FROM IMPERIAL BEACH BLVD. - SPLASH PATIO**

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SOURCE: County of San Diego 2014

Imperial Beach Branch Library Project

FIGURE 2-6

Conceptual Design

## **Imperial Beach Branch Library Project Draft Mitigated Negative Declaration**

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### **3.0 FINDINGS**

The County of San Diego (the County) finds that the Imperial Beach Branch Library Project (the project) would not have a significant adverse effect on the environment based on the result of the CEQA Initial Study – Environmental Checklist Form and discussion of environmental impacts (see Chapter 4.0). Some potentially significant effects have been identified and mitigation measures have been incorporated into the project to ensure that these effects remain at less-than-significant levels. A mitigated negative declaration (MND) is therefore proposed to satisfy the requirements of the California Environmental Quality Act (CEQA; California Public Resources Code, Section 21000 et seq.).

This conclusion is supported by the following:

1. **Aesthetics:** The project would not have a substantial effect on a scenic vista or substantially degrade the existing visual quality of the site. See Chapter 4.0, Item I, Aesthetics, for additional information.
2. **Agriculture and Forestry Resources:** As indicated by the San Diego County Important Farmland Map 2008 (California Department of Conservation 2013), impacts to agricultural resources would not occur. See Chapter 4.0, Item II, Agriculture and Forestry Resources, for additional information.
3. **Air Quality:** The project would not result in a substantial increase in criteria air pollutants. However, due the presence of nearby sensitive receptors; the project would incorporate mitigation to reduce potential fugitive dust impacts to less than significant levels. See Chapter 4.0, Item III, Air Quality, for additional information.
4. **Biological Resources:** The project would not result in impacts to sensitive plan species. Potential indirect impacts to bird species may result during the demolition/construction phase of the project. Mitigation measures would reduce potential impacts to less than significant levels. No impacts to wildlife corridors or habitat conservation plans would occur. See Chapter 4.0, Item IV, Biological Resources, for additional information.
5. **Cultural Resources:** Prior grading of the project has eliminated any potential for cultural resources; therefore, no impact would occur. See Chapter 4.0, Item V, Cultural Resources, for additional information.
6. **Geology and Soils:** The proposed project would not expose people or structures to adverse risk associated with geologic or soil conditions. Implementation of an Erosion Control plan would reduce potential impacts from soil erosion to less than significant levels. See Chapter 4.0, Item VI, Geology and Soils, for additional information.

## Imperial Beach Branch Library Project Draft Mitigated Negative Declaration

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7. **Greenhouse Gas Emissions:** The project would not result in a conflict with applicable regulations associated with reducing greenhouse gas emissions. Therefore, impacts would be less than significant. See Chapter 4.0, Item VII, Greenhouse Gas Emissions, for additional information.
8. **Hazards and Hazardous Materials:** The project proposes the abatement of hazardous substances prior to demolition activities. Implementation of mitigation measures and compliance with all local, state, and federal regulations would reduce potential impacts to less than significant. See Chapter 4.0, Item VIII, Hazards and Hazardous Materials, for additional information.
9. **Hydrology and Water Quality:** The project will not result in significant hydrology or water quality impacts. See Chapter 4.0, Item IX, Hydrology and Water Quality, for more information.
10. **Land Use and Planning:** The project would be compatible with existing and planned land uses in the project vicinity. No change in land use is proposed; therefore, no impact would occur. See Chapter 4.0, Item X, Land Use and Planning, for more information.
11. **Mineral Resources:** The project site does not contain important mineral deposits. Implementation of the proposed project would not preclude any plans for mineral recovery, as mineral recovery is already incompatible with existing land uses. No impact would occur. See Chapter 4.0, Item XI, Mineral Resources, for more information.
12. **Noise:** The demolition and construction phases of the project would have the potential to adversely affect nearby noise sensitive uses. Implementation of mitigation measures would reduce potential impacts to less than significant. See Chapter 4.0, Item XII, Noise, for more information.
13. **Population and Housing:** The project would not significantly affect local housing availability or generate additional population. See Chapter 4.0, Item XIII, Population and Housing, for more information.
14. **Public Services:** The proposed project would not result in direct or indirect impacts to public services. See Chapter 4.0, Item XIV, Public Services, for more information.
15. **Recreation:** Implementation of the proposed project would not create additional demand for recreational facilities or increase the use of existing recreational facilities. No impacts to recreation would occur. See Chapter 4.0, Item XV, Recreation, for more information.
16. **Transportation and Traffic:** During demolition, traffic would be generated by material delivery/disposal and construction worker transport. A traffic control plan would be prepared to reduce impacts during construction. Impacts would be less than

## Imperial Beach Branch Library Project Draft Mitigated Negative Declaration

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significant with mitigation. See Chapter 4.0, Item XVI, Transportation and Traffic, for more information.

17. **Utilities and Service Systems:** The proposed project would not have a significant impact to utilities and service systems. See Chapter 4.0, Item XVII, Utilities and Service Systems, for more information.
18. **Mandatory Findings of Significance:** The project would result in environmental effects that would be less than significant or less than significant with mitigation incorporated. No long-term significant impacts are associated with the project, and impacts would not be cumulatively considerable. See Chapter 4.0, Item XVIII, Mandatory Findings of Significance, for more information.